

EXECUTIVE/COUNCIL APPROVAL FORM**MANAGEMENT ROUTING:**

EXECUTIVE Dave Somers
 EXEC. DIR. Kendee Yamaguchi
 DIRECTOR/ELECTED Barbara Mock *bsm*
 DEPARTMENT Planning & Dev. Serv.
 DIV. MGR. Joshua Dugan *JD*
 DIVISION Long Range Planning
 ORIGINATOR Eileen Canola *EC*
 DATE September 20, 2016 EXT. 2253

TO: COUNCIL CHAIRPERSON:
SNOHOMISH COUNTY COUNCIL

EXECUTIVE RECOMMENDATION:

☒ Approve ☐ No Recommendation

☐ Further Processing

☐ Requested By _____

Marcia Isenberger *9/21/16*
 Executive Office Signature *Marcia Isenberger*
 Deputy Executive

CEO Staff Review Cep 9/21/16

Received at Council Office CH 12:00 9/23/16

DOCUMENT TYPE:

☐ BUDGET ACTION:

☐ Emergency Appropriation
☐ Supplemental Appropriation
☐ Budget Transfer

☐ CONTRACT:

☐ New
☐ Amendment

☐ GRANT APPLICATION

☒ ORDINANCE

☐ Amendment to Ord. # _____

☐ PLAN

☒ OTHER: 2016-2021 School Capital Facilities Plans

DOCUMENT / AGENDA TITLE:

ORDINANCE NO.16-__, ADOPTING THE 2016-2021 CAPITAL FACILITIES PLANS FOR THE ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, LAKE STEVENS NO. 4, LAKEWOOD NO. 306, MARYSVILLE NO. 25, MONROE NO. 103, MUKILTEO NO. 6, NORTHSHORE NO. 417, SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL DISTRICTS PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100

APPROVAL AUTHORITY:

EXECUTIVE _____ COUNCIL X
 CITE BASIS SCC 30.66C.020 and S.C. Charter 2.110, 6.2, 6.5

HANDLING:

NORMAL X

EXPEDITE _____

URGENT _____

DEADLINE DATE _____

PURPOSE:

To adopt the 2016-2021 school capital facilities plans for the 11 school districts listed above as a part of the county's GMA Comprehensive Plan, and amend the school impact mitigation fee table in SCC 30.66C.100

BACKGROUND:

- Snohomish County operates a Growth Management Act (GMA)-authorized school impact fee program contained in chapter 30.66C of the Snohomish County Code (SCC). In order to participate in the county's school impact fee program, a school district must submit a capital facilities plan (CFP) that meets the specifications of RCW 36.70A, RCW 82.02.020, and chapter 30.66C SCC, and includes among other items a minimum level of service standard (LOS) and proposed impact fees (if planning to collect).
- Eleven school districts submitted their individual 2016-2021 school CFPs for county review and consideration. A county technical review committee (TRC) completed its review of the eleven 2016-2021 school CFPs consistent with Appendix F of the county's GMA Comprehensive Plan and chapter 30.66C SCC. The TRC found no outstanding issues with the eleven school district CFPs.
- This ordinance adopting the eleven school CFPs and amending the school impact mitigation fees in SCC 30.66C.100 is considered with the 2017 county budget as the school districts' LOS contained in their respective CFPs establishes a link to the county's 2017-2022 CIP. When adopted by the county council, the school CFPs will be incorporated by reference into the county's Capital Facilities Element of the GMA comprehensive plan.
- A school district's CFP expires two years from the effective date of the adopting ordinance passed or when the county council adopts an updated CFP that meets state law and county requirements. The current school districts' CFPs (2014-2019) will expire on December 31, 2016.
- PDS briefed the planning commission on the eleven school district CFPs on August 23, 2016, and the planning commission will hold a hearing on these CFPs on September 27, 2016. Per SCC 30.66C.050, PDS is required to transmit school board-adopted CFPs to the planning commission. PDS will transmit the planning commission's recommendation letter separately from this package.
- The State Environment Policy Act (SEPA) Checklist and Determination of Nonsignificance for the Northshore School District's CFP was appealed and a hearing occurred on September 13, 2016. A decision was not issued as the parties settled to remove specific language from the CFP; however, the proposed impact fees were not changed. The Northshore School District School Board will not meet until September 27, and will not be able to provide a board-approved CFP until the following day. PDS will transmit all eleven board-approved CFPs to the county council following the planning commission hearing.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL	0		

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL	0		

DEPARTMENT FISCAL IMPACT NOTES:

Snohomish County currently collects the impact fees on behalf of the school districts and receives an administrative fee per housing unit. Expenditures under the program are incorporated in the existing budget and work program.

BUDGET REVIEW: Analyst *DM* Administrator *RS* Recommend Approval */*

CONTRACT INFORMATION:

ORIGINAL _____ CONTRACT # _____ AMOUNT \$ _____
 AMENDMENT _____ CONTRACT # _____ AMOUNT \$ _____

CONTRACT PERIOD:

ORIGINAL Start _____ End _____
 AMENDMENT Start _____ End _____

CONTRACT / PROJECT TITLE:**CONTRACTOR NAME & ADDRESS (City/State only):****APPROVED:**

RISK MANAGEMENT Yes *n/a* No _____

COMMENTS _____

PROSECUTING ATTY - AS TO FORM: Yes *X* No _____

OTHER DEPARTMENTAL REVIEW / COMMENTS:

None. *Council/20057677*

ELECTRONIC ATTACHMENTS : (List & include path & filename for each, e.g. G:\ECAF\deptname\docname_Motion)

G:\ECAF\dept05_pds\2016 School CFPs_ECAF.doc
 G:\ECAF\dept05_pds\2016 School CFPs_Capital Facilities Cost Analysis.docx
 G:\ECAF\dept05_pds\2016 School CFPs_Staff Report dated August 9, 2016 Planning Commission briefing *.pdf*
 G:\ECAF\dept05_pds\2016 School CFPs_Supplemental Staff Report dated September 13, 2016 Planning Commission hearing *.docx.pdf*
 G:\ECAF\dept05_pds\2016 School CFPs_Staff Report dated September 19, 2016 ECAF transmittal.docx
 G:\ECAF\dept05_pds\2016 School CFPs_Ordinance.doc
 G:\ECAF\dept05_pds\2016 School CFPs_Summary Notice.docx

NON-ELECTRONIC ATTACHMENTS:

Ordinance approved as to form by Prosecuting Attorney

Index of Records (CD) to be **transmitted separately**

School district CFPs (approved by respective school board) to be **transmitted separately**

Planning Commission recommendation letter to be **transmitted separately following signature by the Planning Commission Chair**

1 Adopted: _____

2 Effective: _____

3
4
5
6
7 SNOHOMISH COUNTY COUNCIL
8 Snohomish County, Washington
9

10 ORDINANCE NO. 16-095
11

12 ADOPTING THE 2016-2021 CAPITAL FACILITIES PLANS FOR THE
13 ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, LAKE STEVENS NO. 4,
14 LAKEWOOD NO. 306, MARYSVILLE NO. 25, MONROE NO. 103, MUKILTEO NO. 6,
15 NORTHSHORE NO. 417, SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL
16 DISTRICTS PURSUANT TO SCC 30.66C.020 AND AMENDING
17 THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100
18

19 WHEREAS, in 1999 Snohomish County ("the County") adopted an impact fee
20 ordinance to provide mitigation for the impacts of new development on public school
21 facilities pursuant to RCW 82.02.050; and
22

23 WHEREAS, pursuant to RCW 82.02.050(4), impact fees may be collected and
24 spent only for the public facilities defined in RCW 82.02.090, which are addressed by
25 the capital facilities element of the County's Growth Management Act Comprehensive
26 Plan ("GMACP") created under the Growth Management Act (GMA), Chapter 36.70A
27 RCW; and
28

29 WHEREAS, pursuant to Snohomish County Code (SCC) 30.66C.035, school
30 districts must submit capital facilities plans to the County for inclusion in the County's
31 capital facilities plan, part of the capital facilities element of the GMACP, to be eligible to
32 receive payment of school impact fees; and
33

34 WHEREAS, under SCC 30.66C.230, each participating school district must enter
35 into an agreement with the County addressing the reimbursement of the actual
36 administrative costs of assessing collecting, and handling fees for the district; any legal
37 expenses and staff time associated with defense of the impact fee program against
38 district-specific challenges, and payment of any refunds required under the impact fee
39 program; and
40

41 WHEREAS, the state legislature adopted Engrossed Senate Bill 5923 (ESB
42 5923) in 2015 requiring all jurisdictions with impact fee programs to offer deferred
43 payment options on or before September 1, 2016; and
44

45 WHEREAS, Arlington School District No. 16 last submitted a capital facilities plan
46 to the County in 2010; and

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ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, LAKE STEVENS
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MUKILTEO NO. 6, NORTHSHORE NO. 417, SNOHOMISH NO. 201, AND
SULTAN NO. 311 SCHOOL DISTRICTS PURSUANT TO SCC 30.66C.020 AND
AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100

1 WHEREAS, Arlington School District No. 16 wishes to reestablish its participation
2 in the impact fee program; and

3
4 WHEREAS, the ten remaining school districts and the County last executed
5 agreements as required under SCC 30.66C.230 in 2014; and

6
7 WHEREAS, the agreements with the ten remaining school districts will be
8 amended to reflect the County's impact fee deferral program required after the adoption
9 of ESB 5923; and

10
11 WHEREAS, the County has negotiated and prepared a new agreement with the
12 Arlington School District No. 16, which is consistent with the general provisions in the
13 other school district agreements, as well as with requirements of ESB 5923; and

14
15 WHEREAS, capital facilities plans for Edmonds School District No. 15, Everett
16 School District No. 2, Lake Stevens School District No. 4, Lakewood School District No.
17 306, Marysville School District No. 25, Monroe School District No. 103, Mukilteo School
18 District No. 6, Northshore School District No. 417, Snohomish School District No. 201
19 and Sultan School District No. 311 were last adopted by Snohomish County in 2014 and
20 will expire on December 31, 2016; and

21
22 WHEREAS, the 11 aforementioned school districts (collectively "the Districts")
23 must submit updated capital facilities plans to the County for review and adoption before
24 December 31, 2016, to maintain or re-establish their eligibility to receive school impact
25 fees after December 31, 2016; and

26
27 WHEREAS, the Districts each submitted an updated capital facilities plan for
28 2016-2021 to the Snohomish County Department of Planning and Development
29 Services (PDS) pursuant to SCC 30.66C.035; and

30
31 WHEREAS, the Index School District No. 63, Darrington School District No. 330,
32 Granite Falls School District No. 332 and Stanwood/Camano Island School District No.
33 401 have not submitted school capital facilities plans for the period from 2016-2021; and

34
35 WHEREAS, PDS has reviewed the Districts' 2016-2021 capital facility plans,
36 including the impact fee calculations using SCC 30.66C.045, consulted with the school
37 technical review committee authorized by SCC 30.66C.050(3), and determined that
38 each 2016-2021 capital facilities plan meets the requirements of SCC 30.66C.040 and
39 Appendix F of the GMACP - General Policy Plan (GPP); and

40
41 WHEREAS, the State Environmental Policy Act (SEPA), Chapter 43.21C RCW,
42 requirements have been satisfied and review has been performed by each school
43 district acting as lead agency; and

44
45 WHEREAS, SCC 30.66C.020 provides that any school capital facilities plan
46 adopted by the County Council shall be incorporated by reference into the capital
47 facilities element of the GMACP; and

48
ORDINANCE NO. 16-____

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NO. 4, LAKEWOOD NO. 306, MARYSVILLE NO. 25, MONROE NO. 103,
MUKILTEO NO. 6, NORTHSHORE NO. 417, SNOHOMISH NO. 201, AND
SULTAN NO. 311 SCHOOL DISTRICTS PURSUANT TO SCC 30.66C.020 AND
AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100

1 WHEREAS, the Snohomish County Planning Commission ("the Planning
2 Commission") held a public hearing on September____, 2016, on the Districts' 2016-
3 2021 capital facilities plans and the proposed amended impact fee schedule; and
4

5 WHEREAS, at the conclusion of the public hearing, the Planning Commission
6 voted to recommend adoption of each of the Districts' 2016-2021 capital facilities plans
7 and proposed an amended impact fee schedule as shown in its recommendation letter
8 dated_____, 2016; and
9

10 WHEREAS, on_____, 2016, the Snohomish County Council (the "County
11 Council") held a public hearing after proper notice, received public testimony related to
12 this Ordinance No. 16-____, and considered the entire record, including the Planning
13 Commission's recommendations; and
14

15 WHEREAS, following the public hearing on_____, 2016, the County
16 Council deliberated on this Ordinance No. 16-____; and
17

18 WHEREAS, the County Council considered the entire hearing record, including
19 the Planning Commission's recommendation and written and oral testimony submitted
20 during the public hearings;
21

22 NOW, THEREFORE, BE IT ORDAINED:
23

24 Section 1. The County Council adopts the foregoing recitals as findings of fact
25 as if set forth in full herein.
26

27 Section 2. The County Council makes the following additional findings of fact in
28 support of this ordinance:
29

30 A. A school district must prepare and adopt a capital facilities plan that meets
31 the requirements of Chapter 36.70A RCW and RCW 82.02.020 to participate in the
32 impact fee program. A school district's capital facilities plan expires two years from the
33 date of its effective date or when the County Council adopts an updated capital facilities
34 plan that meets the requirements of Chapter 30.66C SCC and the GMA.
35

36 B. The Districts submitted capital facilities plans to PDS for the period from
37 2016-2021 as required under SCC 30.66C.035.
38

39 C. Index School District No. 63, Darrington School District No. 330, Granite Falls
40 School District No. 332, and Stanwood/Camano Island School District No. 401 did not
41 submit capital facilities plans for the period from 2016-2022 meaning the County will
42 neither impose nor collect impact fees for those districts during the 2016-2021 period.
43 Index School District No. 63, Darrington School District No. 330, Granite Falls School
44 District No. 332, and Stanwood/Camano Island School District No. 401 are not currently
45 listed on the school impact fee schedule, SCC Table 30.66C.100(1).
46

47 D. PDS reviewed each of the Districts' 2016-2021 capital facilities plans,
48 including the impact fee calculations, using the formula in SCC 30.66C.045 and

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ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, LAKE STEVENS
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MUKILTEO NO. 6, NORTSHORE NO. 417, SNOHOMISH NO. 201, AND
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1 determined that each capital facilities plan meets the requirements of SCC 30.66C.040.
2 This determination was made after consultation with the school technical review
3 committee that reviewed each capital facilities plan prior to the Planning Commission's
4 public hearing.

5
6 E. This ordinance is adopted to implement Chapter 30.66C SCC and to adopt
7 the Districts' 2016-2021 capital facilities plans.

8
9 F. The adoption of this ordinance exercises the County's authority to impose
10 impact fees pursuant to RCW 82.02.050.

11
12 G. The Districts' 2016-2021 capital facilities plans adopted herein will further the
13 goals of the GMA by providing adequate public school facilities to accommodate growth.

14
15 H. Amendment of SCC 30.66C.100 is necessary to adopt an updated impact fee
16 schedule consistent with the Districts' 2016-2021 capital facilities plans.

17
18 I. Pursuant to SCC 30.66C.100, the County reduces the amount of the impact
19 fee calculated by the Districts by fifty percent.

20
21 J. SEPA requirements have been satisfied by each school district, acting as lead
22 agency, completing an environmental checklist and issuing a Determination of
23 Nonsignificance for its capital facilities plan. The County adopts and incorporates by
24 this reference the SEPA determinations made by the respective school districts.

25
26 K. The Planning Commission reviewed the Districts' 2016-2021 capital facilities
27 plans, conducted a public hearing on each 2016-2021 capital facilities plan and made its
28 recommendation as evidenced in its recommendation letter dated _____, 2016.

29
30 L. The County Council conducted a public hearing on _____, 2016,
31 on this Ordinance No. 16-_____.

32
33 Section 3. The County Council makes the following conclusions:

34
35 A. The Districts' 2016-2021 capital facilities plans each individually meet the
36 requirements of Chapter 30.66C SCC and the requirements of Appendix F of the GPP
37 concerning the operation and administration of a school impact fee program.

38
39 B. The public participation requirements of the SCC and GMA have been met
40 through the public hearings conducted by the Planning Commission and the County
41 Council.

42
43 C. The SEPA requirements for the Districts' 2016-2021 capital facilities plans
44 have been met.

45
46 D. The adoption of the Districts' capital facilities plans is consistent with the
47 GMACP, the Countywide Planning Policies for Snohomish County, and the GMA.

48
ORDINANCE NO. 16-_____

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NO. 4, LAKEWOOD NO. 306, MARYSVILLE NO. 25, MONROE NO. 103,
MUKILTEO NO. 6, NORTSHORE NO. 417, SNOHOMISH NO. 201, AND
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1 E. The GMA allows the County to amend the GMACP more frequently than once
2 per year if the amendment is to the capital facilities element and occurs concurrently
3 with the adoption or amendment of the County's budget. This criterion is met because
4 this ordinance will be considered concurrently with the County's 2017 budget ordinance,
5 fulfilling the GMA, the Snohomish County Charter, and SCC requirements that link the
6 capital improvement program to the budget.

7
8 F. Each of the Districts' 2016-2021 capital facilities plans shall be incorporated
9 by reference into the capital facilities element of the GMACP as provided by SCC
10 30.66C.055.

11
12 Section 4. Arlington School District No. 16's 2016-2021 Capital Facilities Plan,
13 attached as Exhibit A-1, is adopted and incorporated herein by reference as if set forth
14 in full and replaces the 2010-2015 capital facilities plan adopted by Ordinance No. 10-
15 097, based on the foregoing findings and conclusions.

16
17 Section 5. Edmonds School District No. 15's 2016-2021 Capital Facilities Plan,
18 attached as Exhibit A-2, is adopted and incorporated herein by reference as if set forth
19 in full and replaces the 2014-2019 capital facilities plan adopted by Ordinance No. 14-
20 096, based on the foregoing findings and conclusions.

21
22 Section 6. Everett School District No. 2's 2016-2021 Capital Facilities Plan,
23 attached as Exhibit A-3, is adopted and incorporated herein by reference as if set forth
24 in full and replaces the 2014-2019 capital facilities plan adopted by Ordinance No. 14-
25 096, based on the foregoing findings and conclusions.

26
27 Section 7. Lake Stevens School District No. 4's 2016-2021 Capital Facilities
28 Plan, attached as Exhibit A-4, is adopted and incorporated herein by reference as if set
29 forth in full and replaces the 2014-2019 capital facilities plan adopted by Ordinance No.
30 14-096, based on the foregoing findings and conclusions.

31
32 Section 8. Lakewood School District No. 306's 2016-2021 Capital Facilities Plan,
33 attached as Exhibit A-5, is adopted and incorporated herein by reference as if set forth
34 in full and replaces the 2014-2019 capital facilities plan adopted by Ordinance No. 14-
35 096, based on the foregoing findings and conclusions.

36
37 Section 9. Marysville School District No. 25's 2016-2021 Capital Facilities Plan,
38 attached as Exhibit A-6, is adopted and incorporated herein by reference as if set forth
39 in full and replaces the 2014-2019 capital facilities plan adopted by Ordinance No. 14-
40 096, based on the foregoing findings and conclusions.

41
42 Section 10. Monroe School District No. 103's 2016-2021 Capital Facilities Plan,
43 attached as Exhibit A-7, is adopted and incorporated herein by reference as if set forth
44 in full and replaces the 2014-2019 capital facilities plan adopted by Ordinance No. 14-
45 096, based on the foregoing findings and conclusions.

46
47 Section 11. Mukilteo School District No. 6's 2016-2021 Capital Facilities Plan,
48 attached as Exhibit A-8, is adopted and incorporated herein by reference as if set forth

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1 in full and replaces the 2014-2019 capital facilities plan adopted by Ordinance No. 14-
2 096, based on the foregoing findings and conclusions.

3
4 Section 12. Northshore School District No. 417's 2016-2021 Capital Facilities
5 Plan, attached as Exhibit A-9, is adopted and incorporated herein by reference as if set
6 forth in full and replaces the 2014-2019 capital facilities plan adopted by Ordinance No.
7 14-096, based on the foregoing findings and conclusions.

8
9 Section 13. Snohomish School District No. 201's 2016-2021 Capital Facilities
10 Plan, attached as Exhibit A-10, is adopted and incorporated herein by reference as if set
11 forth in full and replaces the 2014-2019 capital facilities plan adopted by Ordinance No.
12 14-096, based on the foregoing findings and conclusions.

13
14 Section 14. Sultan School District No. 311's 2016-2021 Capital Facilities Plan,
15 attached as Exhibit A-11, is adopted and incorporated herein by reference as if set forth
16 in full and replaces the 2014-2019 capital facilities plan adopted by Ordinance No. 14-
17 096, based on the foregoing findings and conclusions.

18
19 Section 15. Each of the Districts' 2016-2021 capital facilities plan adopted by this
20 ordinance shall remain in effect for a period of two years from the effective date of this
21 ordinance, unless an updated plan is submitted and approved prior to that date
22 pursuant to the requirements of Chapter 30.66C SCC and the GMA.

23
24 Section 16. Snohomish County Code Section 30.66C.100, last amended by
25 Amended Ordinance No. 16-060 on August 24, 2016, is hereby amended to read:

26
27 **30.66C.100 Fee required.**

28
29 (1) Each development, as a condition of approval, shall be subject to the school impact
30 fee established pursuant to this chapter. The school impact fee shall be calculated in
31 accordance with the formula established in SCC 30.66C.045. The fees listed in
32 Table 30.66C.100(1) represent one-half of the amount calculated by each school district
33 in its respective capital facilities plan in accordance with the formula identified in
34 SCC 30.66C.045.

35 (2) The payment of school impact fees will be required prior to issuance of building
36 permits, except as provided in SCC 30.66C.200(2). The amount of the fee due shall be
37 based on the fee schedule in effect at the time of building permit application.

38 (3) The department shall maintain and provide to the public upon request a table
39 summarizing the schedule of school impact fees for each school district within the
40 county.

41 (4) The fees set forth in Table 30.66C.100(1) apply to developments that vest to county
42 development regulations from January 1, ((2015)) 2017, to December 31, ((2016))
43 2018.

44 (5) Building permits submitted after January 1, 1999, for which prior plat approval has
45 been obtained under chapter 30.66C SCC as codified prior to January 1, 1999, shall be

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subject to the school impact fees established pursuant to this chapter, as set forth in this section, except as provided in SCC 30.66C.010(2).

Table 30.66C.100(1)				
SCHOOL IMPACT MITIGATION FEES				
SCHOOL DISTRICT	SINGLE FAMILY per dwelling unit	MULTI-FAMILY 1-BEDROOM per dwelling unit	MULTI-FAMILY 2+ BEDROOMS per dwelling unit	DUPLEXES AND TOWNHOMES per dwelling unit
Arlington No. 16	\$0	\$0	\$0	\$0
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	(((\$4,988)) \$6,950	\$0	(((\$1,092)) \$3,230	(((\$1,092)) \$3,230
Lake Stevens No. 4	(((\$4,680)) \$6,624	\$0	(((\$2,532)) \$3,678	(((\$2,532)) \$3,678
Lakewood No. 306	(((\$1,203)) \$857	\$0	(((\$2,811)) \$1,037	(((\$2,811)) \$1,037
Marysville No. 25	(((\$1,817)) \$1,552	\$0	(((\$1,180)) \$2,096	(((\$1,180)) \$2,096
Monroe No. 103	(((\$0)) \$2,749	\$0	(((\$0)) \$3,032	(((\$0)) \$3,032
Mukilteo No. 6	(((\$3,914)) \$4,275	\$0	(((\$2,952)) \$2,972	(((\$2,952)) \$2,972
Northshore No. 417	(((\$0)) \$10,563	\$0	\$0	\$0
Snohomish No. ((203)) 201	\$0	\$0	\$0	\$0
Sultan No. 311	(((\$0)) \$923	\$0	(((\$0)) \$598	(((\$0)) \$598

Section 17. The County Council bases its findings and conclusions on the entire record of the County Council, including all testimony and exhibits. Any findings, which should be deemed a conclusion, and any conclusion, which should be deemed a finding, are hereby adopted as such.

Section 18. The effective date of this ordinance shall be January 1, 2017.

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Section 19. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. If any section, sentence, clause or phrase of this ordinance is held to be invalid by the board or court of competent jurisdiction, the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this ____ day of _____, 2016.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Chairperson

ATTEST:

Clerk of the Council

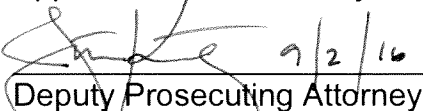
() APPROVED
() VETOED
() EMERGENCY

DATE: _____, 2016

Snohomish County Executive

ATTEST:

Approved as to form only:

 9/2/16

Deputy Prosecuting Attorney

ORDINANCE NO. 16-____

ADOPTING THE 2016-2021 CAPITAL FACILITIES PLANS FOR THE ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, LAKE STEVENS NO. 4, LAKEWOOD NO. 306, MARYSVILLE NO. 25, MONROE NO. 103, MUKILTEO NO. 6, NORTSHORE NO. 417, SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL DISTRICTS PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100

Snohomish County Capital Facility Development Cost Analysis Summary

Project/Document Title: ORDINANCE NO. 16-___, ADOPTING THE 2016-2021 CAPITAL FACILITIES PLANS FOR THE ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, LAKE STEVENS NO. 4, LAKEWOOD NO. 306, MARYSVILLE NO. 25, MONROE NO. 103, MUKILTEO NO. 6, NORTHSHORE NO. 417, SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL DISTRICTS PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100

Date: September 19, 2016

Primary Staff Contact: Eileen Canola, ext. 2253

General Cost Analysis Summary:

Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act (GMA) under Chapter 36.70A RCW. The imposition of impact fees is based on the premise that new development should pay a proportionate and equitable share of the public capital costs associated with growth. School districts that wish to collect impact fees must prepare and adopt capital facilities plans (CFPs) for review by the county and that fulfill the specifications of state law, the county comprehensive plan, and the county code.

Adoption of school districts' 2016-2021 capital facilities plans and amending the school impact mitigation fee schedule in SCC 30.66C.100 is not expected to increase the demand for county capital facilities.

Necessary Facility	Quantification/Qualification of Anticipated Cost:
Parks	County Funded Impacts – None anticipated Other Fund Sources Impacts – None
Roads & Transit	County Funded Impacts – Adoption of the school districts' capital facilities plans and amending the school impact mitigation fee does not directly impact county funds related to roads. Snohomish County maintains an impact mitigation fee program for schools, roads, and parks to help offset financial impacts from new growth on schools, roads, and parks. Other Fund Sources Impacts – None
Surface Water	County Funded Impacts – None anticipated Other Fund Sources Impacts – None
Public Schools	County Funded Impacts – None, funding of schools responsibility of local district. Other Fund Sources Impacts – None
Electric Power	County Funded Impacts – None, funding of electric power is the responsibility of the local district or city. Other Fund Sources Impacts – None
Public Water	County Funded Impacts – None, funding of public water is the responsibility of the local district or city. Other Fund Sources Impacts – None
Wastewater	County Funded Impacts – None, funding of wastewater treatment is the responsibility of the local district or city. Other Fund Sources Impacts – None

Snohomish County

PLANNING & DEVELOPMENT SERVICES

3000 Rockefeller Avenue, M/S #604

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(425) 388-3311 FAX (425) 388-3670

M E M O R A N D U M

TO: Snohomish County Council

FROM: Eileen Canola
Senior Planner, Planning and Development Services

DATE: September 20, 2016

SUBJECT: 2016-2021 School District Capital Facilities Plans (CFPs)

PURPOSE

The purpose of this memorandum is to provide the County Council with background information on the 2016-2021 school capital facilities plans (CFPs) and proposed amendments to the school impact mitigation fees including: 1) the status of the Planning Commission's review on eleven school district CFPs, 2) information regarding an appeal to the State Environmental Policy Act (SEPA) Checklist and Determination of Nonsignificance for the Northshore School District CFP, and 3) timing of PDS' transmittal for the Planning Commission's recommendation letter and eleven school board-approved CFPs for County Council consideration and action prior to the December 31, 2016, expiration of the existing school CFPs and impact fees.

STATUS OF PLANNING COMMISSION REVIEW

Planning and Development Services (PDS) briefed the Planning Commission on eleven draft 2016-2021 school district CFPs on August 23, 2016. The school CFPs are not considered "final" until school board approval has been secured. The Planning Commission is scheduled to hold a public hearing on this matter on September 27, 2016.

Due to the timing of this transmittal relative to the Planning Commission's schedule, this transmittal does not include the Planning Commission's signed recommendation letter or the school board-approved CFPs. PDS will transmit these documents following the September 27 Planning Commission hearing.

SEPA APPEAL - NORTSHORE SCHOOL DISTRICTS CFP

The State Environmental Policy Act (SEPA) Checklist and Determination of Nonsignificance for the Northshore School District CFP was appealed by the City of Woodinville and Neighbors to Save Wellington Hill Park. A hearing for this appeal was held on September 13, 2016, and resulted in a settlement between the parties in which the Northshore School District has agreed to remove specific language relating to Wellington Hills from its 2016-2021 school CFP. There is no change to the proposed impact fees contained in the Northshore School District 2016-2022 CFP as a result of this SEPA appeal.

Due to the timing of the SEPA appeal, the Northshore School Board was not able to approve its CFP in time for the Planning Commission's September 27 hearing. The Northshore School Board is scheduled to meet on September 27, 2016, where it is anticipated it will approve the District's 2016-2017 CFP.

PDS will transmit to the County Council the Northshore's school board-approved CFP as well as the other ten school board-approved CFPs after the Planning Commission's September hearing. However, since the Planning Commission will not have a board-approved CFP for the Northshore School District at the time of its hearing, it may choose to either make a recommendation on the draft Northshore CFP or make no recommendation on this particular school CFP.

BACKGROUND

Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act (GMA) under Chapter 36.70A RCW. The imposition of impact fees is based on the premise that new development should pay a proportionate and equitable share of the public capital costs associated with growth. Therefore, school impact fees provide mitigation for the impacts of new development on public school facilities and can only be spent for the public facilities defined in RCW 82.02.050(4). Under the county's impact fee program, contained in Chapter 30.66C SCC, school impact fees are due at the time of building permit issuance and must be spent within six years of collection.

School districts that wish to collect impact fees must prepare CFPs for review by the county and that fulfill the specifications of state law, the county comprehensive plan, and the county code and include:

- minimum level of service (LOS)
- future enrollment forecasts
- inventory of existing facilities and forecast of future facility needs
- forecast of future site needs
- six-year financing program
- impact fee support data & proposed impact fees for new single-family and multi-family development (if collecting)

Procedural requirements regarding school district eligibility in the county's school impact fee program and county review of the school CFPs are contained in Chapter 30.66C SCC. Per SCC 30.66C.020, school district eligibility in the county's school impact fee program, requires that school districts provide documentation of their request to establish school impact fees to the affected cities and counties. PDS considers that this requirement has been satisfied by a school district's SEPA notification for its CFP and by the resolution or motion passed by a school districts' board, which contains a request to the affected cities and counties to take legislative actions in their respective capital facilities plans on the school impact fees. The county's review of school CFPs is detailed in SCC 30.66C.050. Consistent with this code provision the county: 1) completed its review of the eleven draft school district CFPs and found no outstanding issues, and 2) will transmit school board-approved CFPs to the Planning Commission.

Snohomish County is served by fifteen public school districts that are governed by locally elected school boards. Ten of these school districts currently participate in the county's school impact fee program. This year, eleven school districts have submitted draft CFP's for review by the county, including the Arlington School District which has requested to re-enter the program after a 4-year absence. To re-enter the program, the Arlington School District finalized an agreement earlier this year between the District and the county.

Of the eleven school district CFPs submitted, three school districts are not intending to collect impact fees: Arlington, Edmonds, and Snohomish. Moreover, the Northshore school district is proposing to collect impact fees for single family development only.

In general, school districts' CFPs are reviewed by the county on a biennial basis; they expire two years from the date of adoption by the County Council or when the County Council adopts an updated plan that meets state and county requirements. A school district's CFP generally expires on December 31, and when adopted by the County Council, the new plan becomes effective on January 1.

Once adopted by the County Council the ordinance will: 1) adopt the school CFPs and incorporate them by reference into the county's Capital Facilities Element of the GMA comprehensive plan, and 2) amend the school impact mitigation fees contained in SCC 30.63C.100.

PROPOSED IMPACT FEES

School districts may use impact fees to meet a portion of the facility demands of projected growth in the school district. Some examples of expenses that are financed in part with impact fees are: Land acquisition to build new schools; construction of new schools and additional classrooms; renovations of existing schools; and the purchase of portable classrooms. Impact fees must be spent within six years of collection.

Impact fees have been calculated utilizing the formula in SCC 30.66C.045. The resulting figures in a school district's CFP are based on the cost per dwelling unit to purchase land for school sites, make improvements, construct schools and purchase or

install temporary facilities (portable classrooms). Impact fees assessed to new developments, per state law, cannot be used to correct existing deficiencies. The CFPs, therefore, should identify a means by which existing deficiencies will be addressed that excludes the use of impact fee receipts. Credits have also been applied to the formula to account for state matching funds to be reimbursed to a school district and projected future property taxes to be paid by the dwelling unit. Only the costs of projects that add capacity have been included in the calculation of the impact fees.

The following table depicts the proposed amendments to the school impact mitigation fees in SCC 30.66C.100. Of the proposed impact fees, the highest are for single family development proposed by the Northshore School District (\$10,563), followed by the Everett School District (\$6,950), and Lake Stevens School District (\$6,624). Monroe and Sultan school districts, which did not collect school impact fees in the two previous years are proposing collection of impact fees for both single family and multi-family development.

Table 1. Proposed amendments to school impact mitigation fees

**Table 30.66C.100(1)
SCHOOL IMPACT MITIGATION FEES**

SCHOOL DISTRICT	SINGLE FAMILY per dwelling unit	MULTI-FAMILY 1-BEDROOM per dwelling unit	MULTI-FAMILY 2+ BEDROOMS per dwelling unit	DUPLEXES AND TOWNHOMES per dwelling unit
Arlington No. 16	\$0	\$0	\$0	\$0
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	(((\$4,988)) <u>\$6,950</u>)	\$0	(((\$1,092)) <u>\$3,230</u>)	(((\$1,092)) <u>\$3,230</u>)
Lake Stevens No. 4	(((\$4,680)) <u>\$6,624</u>)	\$0	(((\$2,532)) <u>\$3,678</u>)	(((\$2,532)) <u>\$3,678</u>)
Lakewood No. 306	(((\$1,203)) <u>\$857</u>)	\$0	(((\$2,811)) <u>\$1,037</u>)	(((\$2,811)) <u>\$1,037</u>)
Marysville No. 25	(((\$1,817)) <u>\$1,552</u>)	\$0	(((\$1,180)) <u>\$2,096</u>)	(((\$1,180)) <u>\$2,096</u>)
Monroe No. 103	(((\$0)) <u>\$2,749</u>)	\$0	(((\$0)) <u>\$3,032</u>)	(((\$0)) <u>\$3,032</u>)
Mukilteo No. 6	(((\$3,914)) <u>\$4,275</u>)	\$0	(((\$2,952)) <u>\$2,972</u>)	(((\$2,952)) <u>\$2,972</u>)
Northshore No. 417	(((\$0)) <u>\$10,563</u>)	\$0	\$0	\$0
Snohomish No. (203) <u>201</u>	\$0	\$0	\$0	\$0
Sultan No. 311	(((\$0)) <u>\$923</u>)	\$0	(((\$0)) <u>\$598</u>)	(((\$0)) <u>\$598</u>)

ENVIRONMENTAL REVIEW

SEPA requirements have been satisfied by each school district, acting as lead agency, completing an environmental checklist and issuing a Determination of Nonsignificance for its capital facilities plan.

NOTIFICATION TO STATE AGENCIES

Pursuant to RCW 36.70A.106, a notice of intent to adopt eleven school district CFPs and amend the school impact mitigation fees in SCC 30.66C.100 was received by the Washington State Department of Commerce on July 27, 2016, for distribution to state agencies.

STAFF REVIEW

As required by county code (SCC 30.66C.050) and the county's comprehensive plan (Appendix F), a county technical review committee completed its review of the eleven school district CFPs and found no outstanding issues.

NEXT STEPS

The Planning Commission will issue its recommendation on the 2016-2021 school district CFPs after holding a public hearing on September 27, 2016. Following the public hearing, PDS will transmit the Planning Commission's signed recommendation letter.

cc: Kendee Yamaguchi, Executive Director
Tom Rowe, Special Projects Director, Executive's Office
Barbara Mock, PDS Director
Josh Dugan, PDS Manager
Jacqueline Reid, AICP, PDS Supervisor
Yorik Stevens-Wajda, Legislative Analyst

M E M O R A N D U M

TO: Snohomish County Planning Commission

FROM: Eileen Canola, Senior Planner
Department of Planning and Development Services

DATE: September 13, 2016

SUBJECT: 2016–2021 Capital Facilities Plans (CFPs) for the Arlington, Edmonds, Everett, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, and Sultan School Districts

Introduction

Planning and Development Services (PDS) is providing this supplemental staff report in advance of the September 27, 2016, Planning Commission hearing on eleven school district capital facilities plans (CFPs). The purpose of this staff report is to: 1) transmit the school district CFPs that, to date, have been approved by the respective school boards, and provide the status on the remaining school districts in obtaining school board approval, 2) provide an update on the appeal of the State Environmental Policy Act (SEPA) Checklist and Determination of Nonsignificance for the Northshore School District Capital Facilities Plan, and 3) provide recommended substantive findings and conclusions in support of County Council adoption of eleven school district CFPs and amendments to SCC 30.66C.100.

At the August 23, 2016, Planning Commission meeting, PDS briefed the Planning Commission on the county's school impact mitigation fee program and on the eleven draft school districts CFPs submitted to the county for review and consideration. In sum, school districts that choose to participate in the county's school impact mitigation fee program must submit school CFPs to the county for review and consideration that meet the requirements of state law, county code, and the county comprehensive plan. School district CFPs include the following information:

- Minimum level of service (LOS)
- Future enrollment forecasts
- Inventory of existing facilities and forecast of future facility needs
- Forecast of future site needs
- Six-year financing program
- Impact fee support data & proposed impact fees for new single-family and multi-family development (if collecting)

As required by county code (SCC 30.66C.050) and the county's comprehensive plan (Appendix F), PDS completed its review of the eleven draft school district CFPs, and found no outstanding

issues. Based on the school CFPs received to date, Table 1 depicts the proposed amendments to the school impact mitigation fees contained in Table SCC 30.66C.100(1):

Table 1. Proposed amendments to school impact mitigation fees

Table 30.66C.100(1)

SCHOOL IMPACT MITIGATION FEES

SCHOOL DISTRICT	SINGLE FAMILY per dwelling unit	MULTI-FAMILY 1-BEDROOM per dwelling unit	MULTI-FAMILY 2+ BEDROOMS per dwelling unit	DUPLEXES AND TOWNHOMES per dwelling unit
Arlington No. 16	\$0	\$0	\$0	\$0
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	(((\$4,988)) <u>\$6,950</u>	\$0	(((\$1,092)) <u>\$3,230</u>	(((\$1,092)) <u>\$3,230</u>
Lake Stevens No. 4	(((\$4,689)) <u>\$6,624</u>	\$0	(((\$2,532)) <u>\$3,678</u>	(((\$2,532)) <u>\$3,678</u>
Lakewood No. 306	(((\$1,203)) <u>\$857</u>	\$0	(((\$2,814)) <u>\$1,037</u>	(((\$2,814)) <u>\$1,037</u>
Marysville No. 25	(((\$1,817)) <u>\$1,552</u>	\$0	(((\$1,180)) <u>\$2,096</u>	(((\$1,180)) <u>\$2,096</u>
Monroe No. 103	(((\$0)) <u>\$2,749</u>	\$0	(((\$0)) <u>\$3,032</u>	(((\$0)) <u>\$3,032</u>
Mukilteo No. 6	(((\$3,914)) <u>\$4,275</u>	\$0	(((\$2,952)) <u>\$2,972</u>	(((\$2,952)) <u>\$2,972</u>
Northshore No. 417	(((\$0)) <u>\$10,563</u>	\$0	\$0	\$0
Snohomish No. ((203)) <u>201</u>	\$0	\$0	\$0	\$0
Sultan No. 311	(((\$0)) <u>\$923</u>	\$0	(((\$0)) <u>\$598</u>	(((\$0)) <u>\$598</u>

School Board Adopted Capital Facilities Plans

Pursuant to county code (SCC 30.66C.050(1)(d)) PDS is required to transmit to the Planning Commission school board-adopted CFPs. As of this date, only five school districts (Arlington, Everett, Lake Stevens, Mukilteo, and Snohomish) have received school board adoption for their respective CFPs. These school board-adopted CFPs are attached to this staff report.

With the exception of the Northshore School District, PDS has received confirmation from the remaining school districts and/or consultants that their school board is scheduled to take action on their CFPs by September 27, 2016. PDS will transmit the remaining school board-approved CFPs to the Planning Commission following receipt from the school districts. However, some districts are anticipating adoption of their school CFP on September 26, 2016, in which case PDS will have those school board adopted CFPs available at the Planning Commission hearing.

Status of the SEPA Appeal to the Northshore School District CFP

At the August briefing, PDS informed the Planning Commission of a pending appeal of the issued State Environmental Policy Act (SEPA) checklist and Determination of Non-Significance for the Northshore School District draft CFP. The hearing on this SEPA appeal occurred on September 13, 2016. A decision on this case is imminent; however, it is unknown at this time if the Northshore School District can provide a school board-adopted CFP prior to commission or council action.

It is possible that the Planning Commission will not have a school board-adopted CFP for the Northshore School District in time for the September hearing. If that is the case, then at the public hearing, the Planning Commission can choose to either make a recommendation or not make a recommendation on the *draft* Northshore School District 2016-2022 CFP.

Environmental Review

The school districts, acting as lead agencies, have issued determinations of non-significance on these projects to comply with the State Environmental Policy Act ("SEPA") on this proposal.

Notification of State Agencies

Pursuant to RCW 36.70A.106, a notice of intent to adopt the school district CFPs and amendments to the school impact fees in SCC 30.66C.100 was transmitted to the Washington State Department of Commerce on July 27, 2016, for distribution to state agencies.

Action Requested

At the public hearing, the Planning Commission will be asked to make a recommendation on the eleven school capital facilities plans and the proposed amendments to the county's school impact fee schedule in SCC 30.66C.100. It is possible that the Northshore School District will not have school board-adopted CFP at the time of the hearing, in which case the Planning Commission can choose to make a recommendation on the draft Northshore School District CFP and its proposed school impact fee or make no recommendation on this school CFP and its proposed school impact fee.

The Planning Commission then transmits its recommendation on the school district CFPs to the County Council. It is anticipated that the County Council will consider the school CFPs concurrently with the county's six-year Capital Improvement Program and other components of this year's budget package. Once adopted by the County Council, the school impact fees would be effective on January 1, 2017.

Please contact Eileen Canola at 425.388.3311 (x 2253) if you have any questions prior to the September 27, 2016 public hearing.

Attachments:

Attachment 1: School Board Adopted 2016-2021 School Capital Facilities Plans for:

- Arlington School District No. 16
- Everett School District No. 2
- Lake Stevens School District No. 4
- Mukilteo School District No. 6
- Snohomish School District No. 201

Attachment 2: Recommended substantive findings and conclusions to support County Council approval of eleven school district CFPs and amendments to SCC 30.66C.100.

cc: Kendee Yamaguchi, Executive Director
Tom Rowe, Executive Special Projects Director
Barbara Mock, Interim Director, PDS
Joshua Dugan, PDS Manager
Jacqueline Reid, AICP, PDS Supervisor
Yorik Stevens-Wajda, Legislative Analyst, Council

Attachment 1

School Board Adopted 2016-2021 School Capital Facilities

School Board Adopted 2016-2021 School Capital Facilities Plans for:

- Arlington School District No.16
- Everett School District No. 2
- Lake Stevens School District No. 4
- Mukilteo School District No. 6
- Snohomish School District No. 201

Attachment 2

Recommended Substantive Findings and Conclusions

Recommended substantive findings:

1. A school district must prepare and adopt a capital facilities plan that meets the requirements of Chapter 36.70A RCW and RCW 82.02.020 to participate in the impact fee program. A school district's capital facilities plan expires two years from the date of its effective date or when the County Council adopts an updated capital facilities plan that meets the requirements of Chapter 30.66C SCC and the GMA.
2. Participating school districts and the County last executed agreements as required under SCC 30.66C.230 in 2014.
3. The Arlington School District No. 16 last submitted a capital facilities plan to the County in 2010 and the County has negotiated and prepared a new agreement with the Arlington School District No.16, which is consistent with the general provisions in the other school district agreements, as well as with requirements of ESB 5923.
4. Agreements with the ten remaining school districts will be amended to reflect the County's impact fee deferral program required after the passage by the state legislature of ESB 5923.
5. Capital facilities plans for Edmonds School District No. 15, Everett School District No. 2, Lake Stevens School District No. 4, Lakewood School District No. 306, Marysville School District No. 25, Monroe School District No. 103, Mukilteo School District No. 6, Northshore School District No. 417, Snohomish School District No. 201 and Sultan School District No. 311 were last adopted by Snohomish County in 2014 and will expire on December 31, 2016.
6. Index School District No. 63, Darrington School District No. 330, Granite Falls School District No. 332, and Stanwood/Camano Island School District No. 401 did not submit capital facilities plans for the period from 2016-2022 meaning the County will neither impose nor collect impact fees for those districts during the 2017-2018 period. Index School District No. 63, Darrington School District No. 330, Granite Falls School District No. 332, and Stanwood/Camano Island School District No. 401 are not currently listed on the school impact fee schedule, SCC Table 30.66C.100(1).
7. PDS reviewed each of the Districts' 2016-2021 capital facilities plans, including the impact fee calculations, using the formula in SCC 30.66C.045 and determined that each capital facilities plan meets the requirements of SCC 30.66C.040. This determination was made after consultation with the school technical review committee that reviewed each capital facilities plan prior to the Planning Commission's public hearing.
8. The Districts' 2016-2021 capital facilities plans will further the goals of the GMA by providing adequate public school facilities to accommodate growth.

Recommended substantive conclusions:

1. The Districts' 2016-2021 capital facilities plans each individually meet the requirements of Chapter 30.66C SCC and the requirements of Appendix F of the GPP concerning the operation and administration of a school impact fee program.
2. The adoption of the Districts' capital facilities plans is consistent with the GMACP, the Countywide Planning Policies for Snohomish County, and the GMA.
3. The GMA allows the County to amend the GMACP more frequently than once per year if the amendment is to the capital facilities element and occurs concurrently with the adoption or amendment of the County's budget.
4. Each of the Districts' 2016-2021 capital facilities plans shall be incorporated by reference into the capital facilities element of the GMACP as provided by SCC 30.66C.055.
5. Each of the Districts' 2016-2021 capital facilities plan shall remain in effect for a period of two years from the effective date of this ordinance, unless an updated plan is submitted and approved prior to that date pursuant to the requirements of Chapter 30.66C SCC and the GMA.

M E M O R A N D U M

TO: Snohomish County Planning Commission

FROM: Eileen Canola, Senior Planner *E.C.*
Department of Planning and Development Services

DATE: August 9, 2016

SUBJECT: 2016–2021 Capital Facilities Plans (CFPs) for the Arlington, Edmonds, Everett, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish and Sultan School Districts

Introduction

Planning and Development Services (PDS) is providing this staff report in advance of the August 23, 2016, Planning Commission briefing on eleven school district capital facilities plans (CFPs). School Districts wishing to collect impact fees must secure county approval of their CFPs, and update them every two years. School CFPs were last updated in 2014. County adoption of school district CFPs constitutes an amendment to the county comprehensive plan and county code, and therefore Planning Commission review is required.

The August 23, 2016, Planning Commission meeting includes a related but separate briefing on the annual Capital Improvement Program (CIP). While the CIP focuses on two main elements: 1) a six-year financing plan for the county's capital projects, and 2) an assessment of the adequacy of public facilities necessary to support development (including public schools) to maintain their level of service standards, this briefing centers on the school district CFPs and proposed changes to the county's school impact fee schedule contained in Chapter 30.66C Snohomish County Code (SCC).

A county technical review committee (TRC) composed of county staff reviewed the eleven school CFPs and found them to be consistent with the review requirements contained in county code. However, at this time none of the school CFPs has been adopted by the respective school board, therefore these school CFPs are considered "draft." School board adoption of the CFPs usually occurs between August and September. PDS will transmit the school board-adopted CFPs to the Planning Commission prior to its hearing scheduled for September 27, 2016, and provide any relevant updates.

Note: There is a pending appeal to the issued State Environmental Policy Act (SEPA) checklist and Determination of Non-Significance for the Northshore School District draft CFP. A tentative hearing date has been scheduled for September 17, 2016. It is possible that a hearing decision will be issued in time for the Planning Commission hearing. The TRC has completed its review

of the Northshore School District and PDS has included it in the package with the other school district CFPs. PDS will inform the Planning Commission of any updates on this matter either prior to or at the September hearing, in advance of the commissioners forming a recommendation on this particular school CFP.

Background

Created in 1999 and codified in Chapter 30.66C SCC, Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act (GMA) under Chapter 36.70A RCW. The imposition of impact fees is based on the premise that new development should pay a proportionate and equitable share of the public capital costs associated with growth. Therefore, school impact fees provide mitigation for the impacts of new development on public school facilities and can only be spent for the public facilities defined in RCW 82.02.050(4). Under the current county's impact fee program, school impact fees are due at the time of building permit issuance and must be spent within six years of collection. School districts that wish to collect impact fees must prepare and adopt capital facilities plans (CFPs) for review by the county and that fulfill the specifications of state law, the county comprehensive plan, and the county code.

Snohomish County is served by fifteen public school districts that are governed by locally elected school boards. Ten of these school districts currently participate in the county's school impact fee program. This year, eleven school districts have submitted draft CFP's for review by the county, including the Arlington School District which has requested to re-enter the program after a 4-year absence. To re-enter the program, the Arlington School District is finalizing an interlocal agreement between the District and the county; it is anticipated that this agreement will be before the County Council for final action prior to the Council's review of the school CFPs.

Of the eleven school district CFPs submitted, three school districts are not intending to collect impact fees: Arlington, Edmonds, and Snohomish. Moreover, the Northshore school district is proposing to collect impact fees for single family development, only. Table 1 below lists the school districts which are intending to participate in the county's impact fee program and which have submitted draft CFP's for the county's review.

In general, school districts' CFPs are reviewed by the county on a biennial basis; they expire two years from the date of adoption by the County Council or when the County Council adopts an updated plan that meets GMA requirements. A school district's CFP generally expires on December 31, and when adopted by the County Council, the new plan becomes effective on January 1.

Amendments to a school district's CFP constitute amendments to the county's comprehensive plan (Capital Facilities Plan) and county code (SCC 30.63C.100). Only those school districts that submit CFPs to the county for review and adoption are eligible to collect school-related impact fees. A summary of the eleven school CFPs is provided in Attachment 1.

Table 1. School Districts that submitted CFPs for 2016 - 2021

SCHOOL DISTRICT	Currently in impact fee program?	Intending to collect impact fees?
Arlington No. 16	No ¹	No
Edmonds No. 15	Yes	No
Everett No. 2	Yes	Yes
Lake Stevens No. 4	Yes	Yes
Lakewood No. 306	Yes	Yes
Marysville No. 25	Yes	Yes
Monroe No. 103	Yes	Yes
Mukilteo No. 6	Yes	Yes
Northshore No. 417	Yes	Yes, only for single-family development
Snohomish No. 201	Yes	No
Sultan No. 311	Yes	Yes

¹ A draft interlocal agreement that would re-instate the district has been drafted and transmitted to the County Council for its approval.

Process

Under county code, PDS is authorized to convene a Technical Review Committee (TRC) to assist in the review of school districts' CFPs. The TRC reviews each draft school CFP to determine if it meets the requirements established in SCC 30.66C.050. The TRC has reviewed the eleven draft CFPs submitted to determine if they meet the requirements established in county code, which includes consistency with Appendix F of the county's *GMA General Policy Plan* that among other criteria requires a description of the methods and variables used to develop the impact fee schedule. The TRC found no outstanding issues in its review of the eleven Draft CFPs.

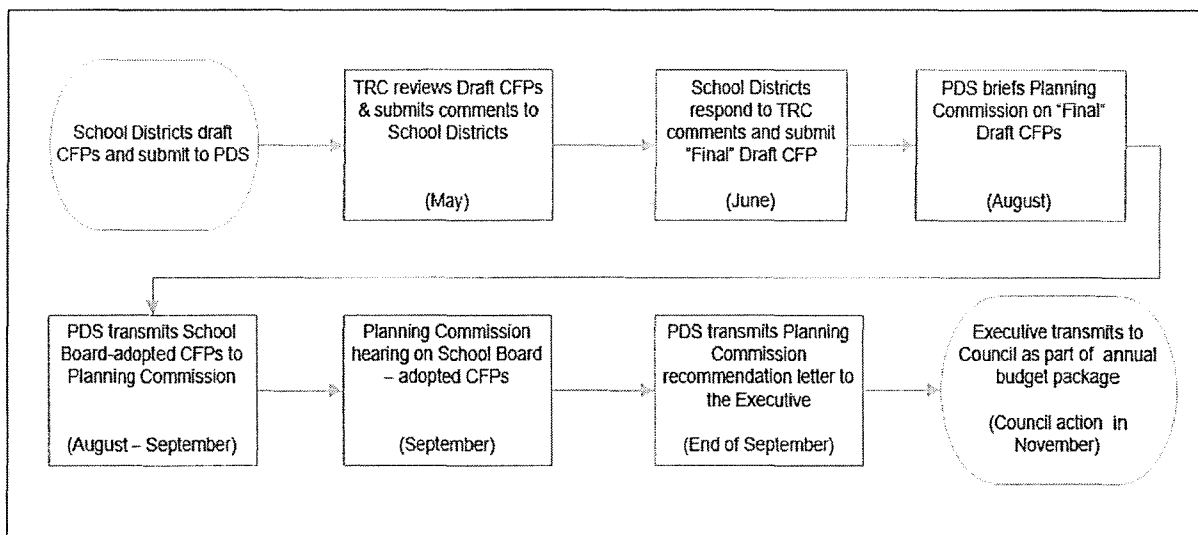
It is important to note that although the TRC performs the calculation for the impact fees and per Appendix F, checks for the inclusion of explanations and descriptions for key variables of the impact fee calculation, it is the responsibility of each district to do the calculations and explain the calculation methodology used in determining the impact fees.

Appendix F of the *General Policy Plan* contains the specific requirements for the school CFPs. These requirements call for each school CFP to include the following elements:

- ☒ Enrollment projections that are consistent with 2035 county population forecasts;
- ☒ Inventory of existing sites, facilities, and their capacities;
- ☒ Proposed capital improvement projects to address additional demands of growth (existing deficiencies may also be addressed, but cannot be financed with impact fees);

- ☑ A schedule and financing program (at least six years) to fund the proposed projects; and
- ☑ Impact fee support data required by the formula in Chapter 30.66C SCC, including a district-specific analysis to determine the student generation rate component of the fee calculation. The student generation rate (SGR) is a calculation used by the school districts in determining their impact fees. SGRs are the average number of students by grade (elementary, middle, and high school) typically generated by housing type. These numbers are obtained by a survey of all new residential units permitted by the jurisdictions within that school district during the most recent five to eight year period.

Figure 1. Processing of School CFPs



Resulting Impact Fees

School districts may use impact fees to meet a portion of the facility demands of projected growth in the school district. Some examples of expenses that are financed in part with impact fees are: Land acquisition to build new schools; construction of new schools and additional classrooms; renovations of existing schools; and the purchase of portable classrooms. Impact fees must be spent within six years of collection.

Impact fees have been calculated utilizing the formula in SCC 30.66C.045. The resulting figures in a school district's CFP are based on the cost per dwelling unit to purchase land for school sites, make improvements, construct schools and purchase or install temporary facilities (portable classrooms). Impact fees assessed to new developments, per state law, cannot be used to correct existing deficiencies. The CFPs, therefore, should identify a means by which existing deficiencies will be addressed that excludes the use of impact fee receipts. Credits have also been applied to the formula to account for state matching funds to be reimbursed to a school district and projected future property taxes to be paid by the dwelling unit. Only the costs of projects that add capacity have been included in the calculation of the impact fees.

The following table depicts how the impact fees calculated in the draft CFPs would amend the current school impact fee schedule contained in Table SCC 30.66C.100(1). Attachments 2 and 3 illustrate how school impact fees have fluctuated from 2002 to 2016. The key variable in the fee calculation is the planned capital improvement to accommodate new population growth, but other factors include the student generation rate, and the district's eligibility for state matching funds.

There were several minor increases and decreases in the proposed impact fees. The largest impact fees are proposed for single-family development by Everett, Lake Stevens, and Northshore school districts, with the largest impact fee proposed by Northshore.

Table 2. Draft Proposed Amendments to Table SCC 30.66C.100(1) - Pending School Board Adoption

School District	Single family per dwelling unit	Multi-Family 2+ Bedrooms per dwelling unit	Duplexes and Townhomes per dwelling unit
Arlington No. 16	\$0	\$0	\$0
Edmonds No. 15	\$0	\$0	\$0
Everett No. 2	(\$4,988) <u>\$6,950</u>	(\$1,092) <u>\$3,230</u>	(\$1,092) <u>\$3,230</u>
Lake Stevens No. 4	(\$4,680) <u>\$8,610</u>	(\$2,532) <u>\$2,234</u>	(\$2,532) <u>\$2,234</u>
Lakewood No. 306	(\$1,203) <u>\$857</u>	(\$2,811) <u>\$1,037</u>	(\$2,811) <u>\$1,037</u>
Marysville No. 25	(\$1,817) <u>\$1,552</u>	(\$1,180) <u>\$2,096</u>	(\$1,180) <u>\$2,096</u>
Monroe No. 103	(\$0) <u>\$2,749</u>	(\$0) <u>\$3,032</u>	(\$0) <u>\$3,032</u>
Mukilteo No. 6	(\$3,914) <u>\$4,275</u>	(\$2,952) <u>\$2,972</u>	(\$2,952) <u>\$2,972</u>
Northshore No. 417	(\$0) <u>\$10,563</u>	\$0	\$0
Snohomish No. 201	\$0	\$0	\$0
Sultan No. 311	(\$0) <u>\$923</u>	(\$0) <u>\$598</u>	(\$0) <u>\$598</u>

Analysis

The county's TRC found that all of the school draft CFPs meet the requirements established in the county code. Three of the eleven school CFPs that were submitted (Arlington, Edmonds, and Snohomish) propose no impact fee collections, and the Northshore CFP proposed collection of impact fees for only single family development. Therefore, if adopted by the County Council, only eight school districts will be collecting impact fees beginning January 1, 2017.

A briefing for the Planning Commission is scheduled for August 23, 2016, with a subsequent public hearing on September 27. It is anticipated that the County Council will consider the school CFPs concurrently with the county's six-year Capital Improvement Program and other components of this year's budget package. Once adopted by the County Council, the school impact fees would be effective on January 1, 2017.

Environmental Review

A State Environmental Policy Act (SEPA) review is required. PDS will complete the required SEPA review by late August 2016.

Notification of State Agencies

Pursuant to RCW 36.70A.106, a notice of intent to adopt the school district CFPs and amendments to the school impact fees in SCC 30.66C.100 was transmitted to the Washington State Department of Commerce on July 27, 2016, for distribution to state agencies.

Action Requested

No action by the Planning Commission is required at this time. PDS will provide a general briefing on the draft school district CFPs at the August 23, 2016, meeting. It is anticipated that the school boards will adopt their respective school district CFP prior to the Planning Commission's September 27 meeting. Accordingly, PDS will transmit these board-adopted school CFPs to the Planning Commission prior to the hearing.

The public hearing is scheduled for the Planning Commission's September 27, 2016 meeting. At the public hearing, the Planning Commission will be asked to make a recommendation on the school capital facilities plan, the proposed amendments to the county's school impact fee schedule in SCC 30.66C.100, and proposed findings for the ordinance. The Planning Commission then transmits its recommendation on the school district CFPs to the County Council.

Please contact Eileen Canola at 425.388.3311 (x 2253) if you have any questions prior to the September 27, 2016 public hearing.

Attachments:

- Attachment 1: Summary of Draft 2016-2021 CFPs
- Attachment 2: Comparison of Single Family Impact Fees
- Attachment 3: Comparison of Multi-Family Impact Fees
- Attachment 4: Draft 2016-2021 School Capital Facilities Plans for:
 - Arlington School District No.16
 - Edmonds School District No.15
 - Everett School District No. 2
 - Lake Stevens School District No. 4
 - Lakewood School District No. 306
 - Marysville School District No. 25
 - Monroe School District No.103
 - Mukilteo School District No. 6
 - Northshore School District No. 417

- Snohomish School District No. 201
- Sultan School No. 311

cc: Kendee Yamaguchi, Executive Director
Tom Rowe, Executive Special Projects Director
Barbara Mock, Interim Director, PDS
Joshua Dugan, PDS Manager
Jacqueline Reid, AICP, PDS Supervisor
Yorik Stevens-Wajda, Legislative Analyst, Council

Attachment 1
Summary of
Draft 2016-2021 School Capital Facilities Plan

School District	PROJECTED K-12 STUDENT ENROLLMENT INCREASE & METHODOLOGY	PLANNED CAPITAL IMPROVEMENTS 2016-2021	Summary of Student Generation Rates (GRADES K – 12)	DRAFT Proposed Impact Fees
Arlington No. 16	Aggregate Student Population Projection (OSPI) 2016 – 5,444 2021 – 5,750 Estimated % increase: +5.6%	No current capital project adding permanent capacity planned over the next 6 years	Single Family: not calculated	SF: \$0
			Multi-Family: not calculated	MF: \$0
Edmonds No.15	Aggregate Student Population Projection (OSPI) 2016 – 20,135 2021 – 21,868 Estimated % increase: +8.6%	No new capacity adding projects. Continued construction of existing project identified in the 2014-2019 CFP.	Single Family: 0.324	SF: \$0
			Multi-Family: 0.135	MF: \$0
Everett No. 2	Aggregate Student Population Projection (OSPI) 2016 – 19,620 2021 – 20,669 Estimated % increase: +5.4%	Capacity Adding Projects: <ul style="list-style-type: none"> • New elementary school • 2 elementary school classrooms • Portables elementary, middle & high schools • Property purchase • Total costs: \$65,638,000 	Single Family: 0.447	SF: \$6,950
			Multi-Family: 0.233	MF: \$3,230
Lake Stevens No. 4	Aggregate Student Population Projection(District Ratio Method) 2016 – 8,495 2021 – 9,114 Estimated % increase: +7.3%	Capacity Adding Projects: <ul style="list-style-type: none"> • New elementary school – site acquisition plus construction • Construction cost – high school expansion • Total costs: \$43,300,000 	Single Family: 0.676	SF: \$8,610
			Multi-Family: 0.254	MF: \$2,234
Lakewood No. 306	Aggregate Student Population Projection (OFM) 2016 – 2,344 2021 – 2,690 Estimated % increase: +14.8%	Capacity Adding Projects: <ul style="list-style-type: none"> • High school addition • Site acquisition • Total cost: \$24,329,000 	Single Family: 0.411	SF: \$857
			Multi-Family: 0.394	MF: \$1,037
Marysville No. 25	Aggregate Student Population Projection (District Methodology) 2016 – 10,855 2021 – 11,100 Estimated % increase: +2.2%	Capacity Adding Projects: <ul style="list-style-type: none"> • Elementary school additions • New middle school • New high school auditorium • Total costs: \$66,009,000 	Single Family: 0.474	SF: \$1,552
			Multi-Family: 0.486	MF: \$2,096
Monroe No. 103	Aggregate Student Population Projection (OFM) 2016 – 6,248 2021 – 6,583 Estimated % increase: +5.4%	Capacity Adding Projects: <ul style="list-style-type: none"> • Two elementary school expansions • Middle school expansion • High school athletic improvement • Total costs: \$48,300,000 	Single Family: 0.637	SF: \$2,749
			Multi-Family: 0.466	MF: \$3,032
Mukilteo No. 6	Aggregate Student Population Projection (District High) 2016 – 14,729 2021 – 17,026 Estimated % increase: +15.6%	Capacity Adding Projects: <ul style="list-style-type: none"> • New elementary school • Elementary early learning center • Middle school classrooms • Total costs: \$76,300,000 	Single Family: 0.431	SF: \$4,275
			Multi-Family: 0.259	MF: \$2,972

Attachment 1
Summary of
Draft 2016-2021 School Capital Facilities Plan

School District	PROJECTED K-12 STUDENT ENROLLMENT INCREASE & METHODOLOGY	PLANNED CAPITAL IMPROVEMENTS 2016-2021	Summary of Student Generation Rates (GRADES K – 12)	DRAFT Proposed Impact Fees
Northshore No. 417	Aggregate Student Population Projection (District Methodology) 2016 – 20,449 2021 – 22,434 Estimated % increase: +9.7%	Capacity Adding Projects: <ul style="list-style-type: none">• New elementary school• Modernization/building system replacement• Added capacity elementary, middle, high schools• Total costs: \$53,000,000	Single Family: 0.536	SF: \$10,563 MF: \$0
			Multi-Family: 0.042	
Snohomish No. 201	Aggregate Student Population Projection (District Methodology) 2016 – 9,763 2021 – 9,821 Estimated % increase: +0.59%	No new capacity adding projects. Continued construction of existing project identified in the 2014-2019 CFP.	Single Family: 0	SF: \$0 MF: \$0
			Multi-Family: 0	
Sultan No. 311	Aggregate Student Population Projection (District Methodology) 2016 – 1,908 2021 – 2,125 Estimated % increase: +11.4%	Capacity Adding Projects: <ul style="list-style-type: none">• Construction elementary, middle, and high schools• Total costs: \$20,000,000	Single Family: 0.284	SF: \$923 MF: \$598
			Multi-Family: 0.285	

Enrollment Projection Methodologies: Numerous methodologies are available for projecting long-term enrollments. The most common method is known as cohort survival, which tracks groups of students through the system and adjusts the populations to account for the average year-to-year growth. The cohort survival method has been used by OSPI to predict enrollment for all districts in the state. The cohort method generally works well for districts that have a consistent trend of gradual increases or declines in enrollment. It is less reliable in districts where spikes in demographic trends (especially a marked increase or decrease in new housing) can lead to dramatic swings in enrollment from one year to the next. Moreover, underlying cohort survival methodologies are based on assumptions about economic conditions and demographic trends in the current year and cannot be applied to kindergarten enrollment, as there were no preceding grade levels. Some districts forecast kindergarten enrollment using birth rates in the County as well as other factors. Several school districts use their own methodology and are often prepared by external consultants.

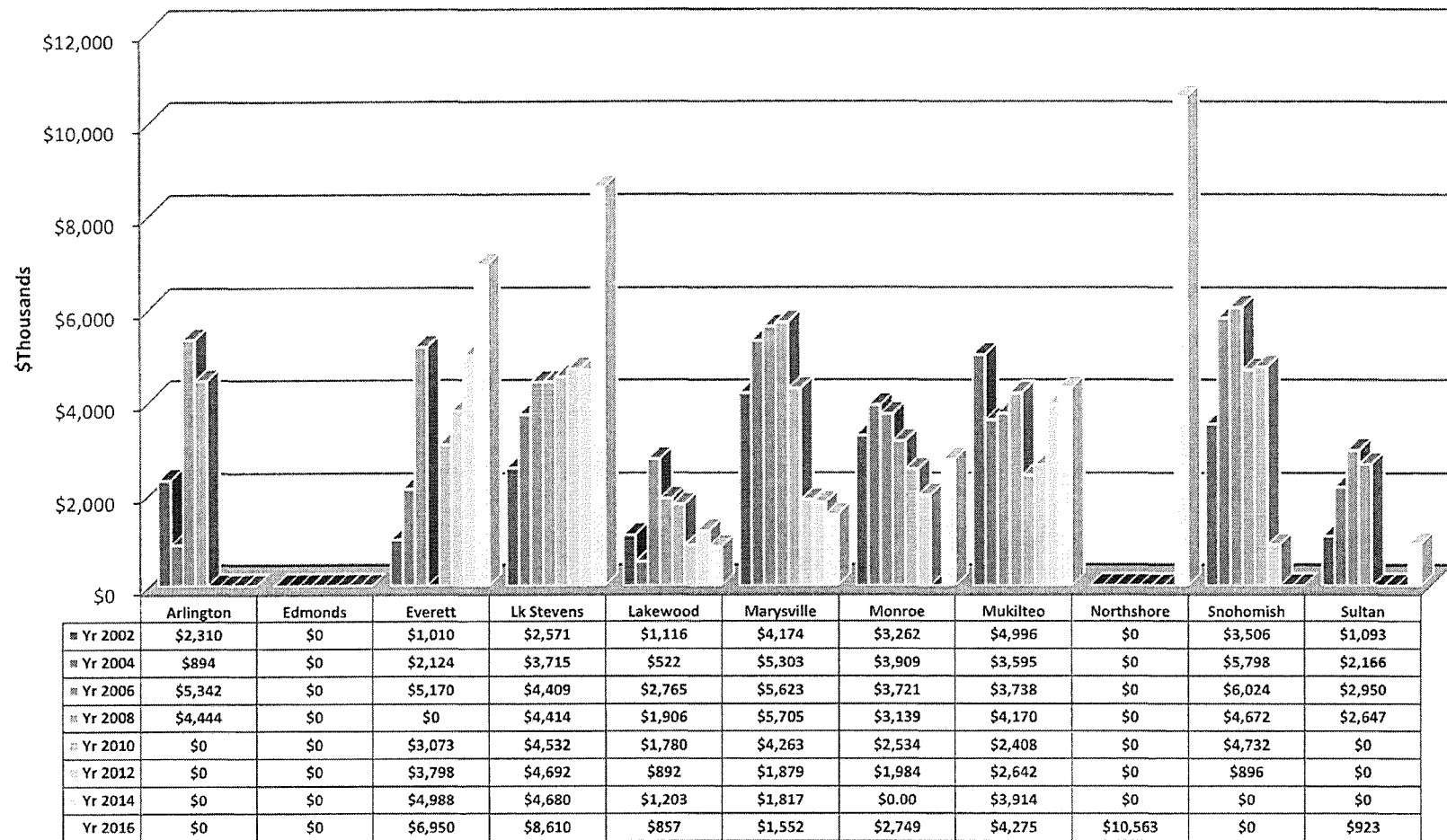
OFM: Washington State Office of Financial Management

OSPI: Washington State Office of Superintendent of Public Instruction

Student generation rate (SGR): is a calculation used by the school districts in determining their impact fees. SGRs are the average number of students by grade (elementary, middle, and high school) typically generated by housing type. These numbers are obtained by a survey of all new residential units permitted by the jurisdictions within that school district during the most recent five to eight year period.

Attachment 2

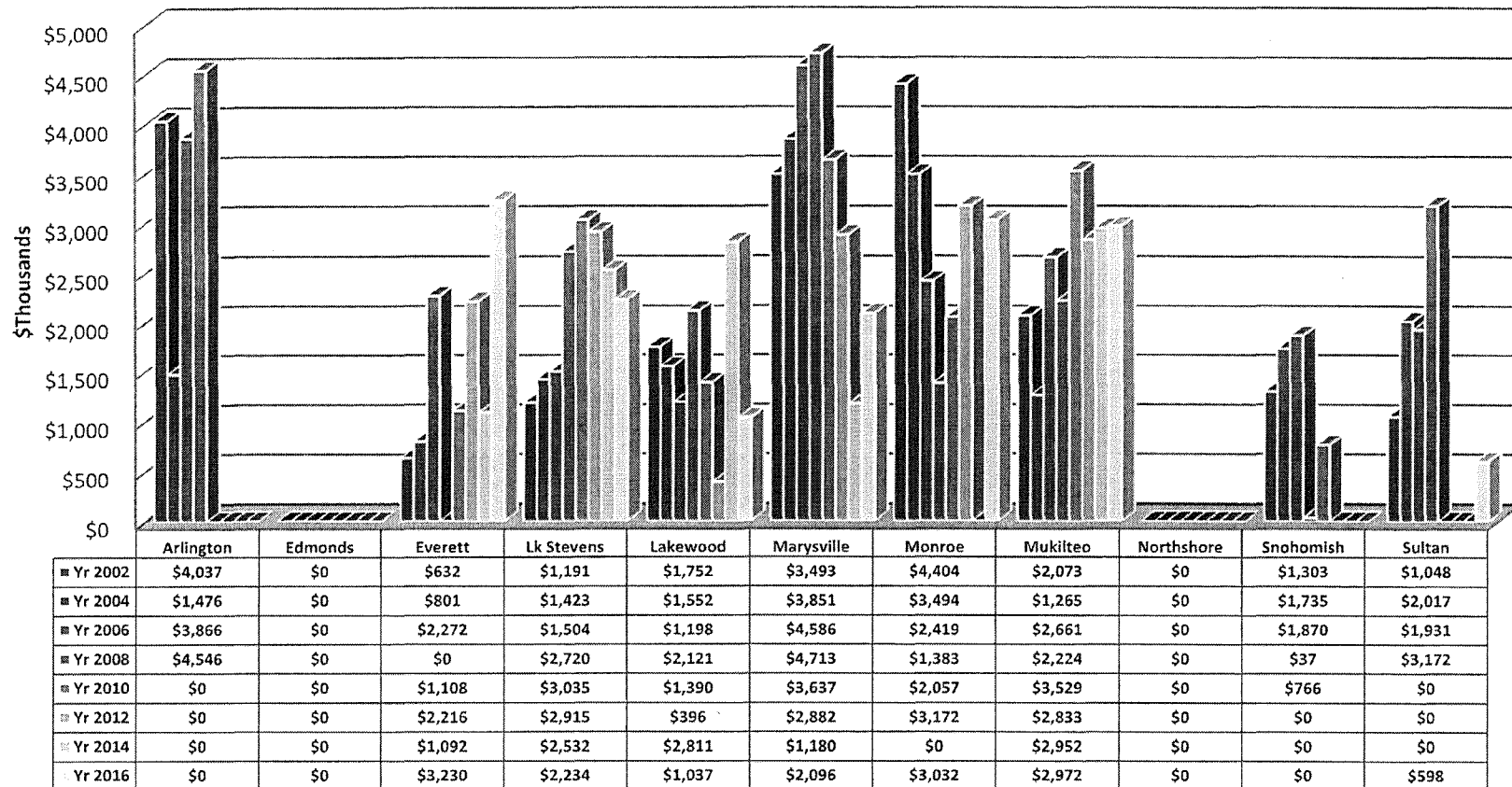
Comparison of Single Family School Impact Fees 2002-2016



Note: The listed 2016 impact fees are considered "DRAFT" - pending School Board adoption

Attachment 3

Comparison of Multi-Family 2+ Bedrooms / Duplexes & Townhomes School Impact Fees 2002-2016



Note: The listed 2016 impact fees are considered "DRAFT" - pending School Board adoption

Attachment 4

DRAFT 2016-2021 School District Capital Facilities Plans

- Arlington School District No.16
- Edmonds School District No.15
- Everett School District No. 2
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